



Notice City Commission Special Meeting

7:00 p.m.

Tuesday, May 31, 2016

Commission Chambers, Second Floor, Governmental Center
400 Boardman Avenue, Traverse City, Michigan 49684
Posted and Published: 05-27-2016

Meeting informational packet is available for public inspection at the Traverse Area District Library, City Police Station, City Manager's Office and City Clerk's Office.

The City of Traverse City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, TDD: 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act and the rights provided thereunder are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

At the request of City Manager Marty Colburn, City Clerk Benjamin Marentette has called this Special Meeting.

City Commission:
c/o Benjamin C. Marentette, MMC, City Clerk
(231) 922-4480
Email: tcclerk@traversecitymi.gov
Web: www.traversecitymi.gov
400 Boardman Avenue
Traverse City, MI 49684

Welcome to the Traverse City Commission meeting!

Any interested person or group may address the City Commission on any agenda item when recognized by the presiding officer or upon request of any Commissioner. Also, any interested person or group may address the City Commission on any matter of City concern not on the Agenda during the agenda item designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Commission.

Agenda

Pledge of Allegiance

Roll Call.

1. Consideration of authorizing an option extension agreement to extend the required purchase date for the property at 145 West Front Street to June 8, 2016. (Marty Colburn) (5 affirmative votes required)
2. Discussion regarding allocation of the proceeds from the sale of the Coal Dock Property. (Marty Colburn)
3. Announcements from the City Clerk. (Benjamin Marentette)
4. Public Comment.
5. Adjournment.



The City of Traverse City

Communication to the City Commission

FOR THE CITY COMMISSION MEETING OF MAY 31, 2016

DATE: MAY 26, 2016

FROM: *MAC*
MARTY COLBURN, CITY MANAGER

SUBJECT: MAY 31 SPECIAL MEETING

This memo covers both items for the Special Meeting on Tuesday evening.

1. *Consideration of authorizing an amendment to the Option Agreement for the purchase of 145 West Front Street.*

On April 18, 2016, the City Commission authorized the extension of the option agreement for the purchase of 145 West Front Street to June 2, 2016. We are in the final stages of finalizing the funding matrix for the purchase of this property. We expect to have the funding finalized so that on June 6, the City Commission can authorize the exercise of the option for the purchase of the property.

In order to do so, I recommend that the City Commission authorize an amendment to the option agreement to extend the date by which it must be exercised until June 8, 2016.

I recommend the following motion (5 affirmative votes required):

that the Mayor and City Clerk execute an amendment to the option extension agreement for the purchase of 145 West Front Street with Great Lakes Central Properties 124, LLC, and Great Lakes Central Properties 145, LLC, dated October 26, 2015, (authorized September 8, 2015), to extend the term of the option to June 8, 2016, such amendment subject to approval as to its substance by the City Manager and its form by the City Attorney.

2. *Discussion regarding allocation of the proceeds from the sale of the Coal Dock Property.*

I would like to have a brief discussion with the City Commission Tuesday evening regarding allocation of the proceeds from the sale of the Coal Dock Property. As you know, the City received \$1 million in proceeds from the sale of the property.

I recommend the Commission allocate \$250,000 of the \$1 million in proceeds toward the Union Street Dam modification. You'll recall that, at the April 25 Study Session, Conservation Resource Alliance provided an update to the City Commission regarding the Boardman River Restoration Project. The Union street Dam is part of the Restoration Project; and \$525,000 in non-federal sources would be required for the \$1.5 million Union Street Dam modifications. Allocating \$250,000 from the Coal Dock proceeds would allow us to leverage grant and other dollars to reach the \$525,000 in non-federal dollars needed.

Overall, for Tuesday evening, my desired outcome is for the City Commission to provide some direction on how it would like to allocate the \$1 million in proceeds from the sale of the property.

MC/bcm

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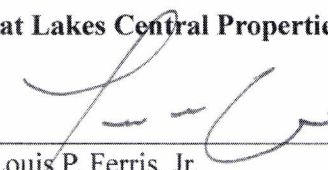
copy: Jean Derenzy, Grand Traverse County Deputy Director of Planning and
Development

Rob Bacigalupi, Downtown Development Authority Executive Director

OPTION EXTENSION AGREEMENT

On this the 26th day of May, 2016, in consideration of one dollar (\$1.00), the receipt and sufficiency of which is acknowledged hereby, and the terms of this Agreement GREAT LAKES CENTRAL PROPERTIES 124 LLC, a Michigan limited liability company, whose address is 30955 Northwestern Highway, Farmington Hills, Michigan 48334, and GREAT LAKES CENTRAL PROPERTIES 145 LLC, a Michigan limited liability company, whose address is 30955 Northwestern Highway, Farmington Hills, Michigan 48334, (the "Seller"), hereby grants to the CITY OF TRAVERSE CITY, a Michigan municipal corporation, whose address is 400 Boardman Avenue, Traverse City, Michigan 49684, (the "City" or "Buyer") an extension of the Option Agreement ("Option") entered into by the parties on October 26, 2015. Accordingly, the City shall have the right to exercise the Option through June 8, 2016.

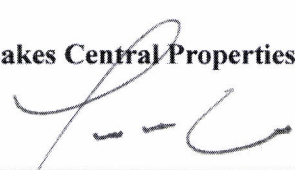
Great Lakes Central Properties 124, LLC City of Traverse City

By: 
Louis P. Ferris, Jr.
Its: Member

By: _____
James C. Carruthers, Mayor

By: _____
Benjamin C. Marentette, City Clerk

Great Lakes Central Properties 145, LLC

By: 
Louis P. Ferris, Jr.
Its: Member

APPROVED AS TO SUBSTANCE:

Martin A. Colburn, City Manager

APPROVED AS TO FORM:

Lauren Tribble-Laucht, City Attorney

USACE Cost Sharing Summary

	<u>Est. Total</u>	<u>Federal</u>	<u>Non-Federal</u>
Boardman Dam ^a	\$ 8,000,000	\$ 8,000,000	\$ 0
Sabin Dam ^b	\$ 2,700,000	\$ 1,755,000	\$ 945,000
Union St. Dam ^b	\$ 1,500,000 ^c	\$ 975,000	\$ 525,000
Current Investment ^d	<u>\$ 2,000,000</u>	<u>\$ 1,300,000</u>	<u>\$ 700,000</u>
TOTAL	\$ 14,200,000	\$ 12,030,000	\$ 2,170,000^e

^a Per USACE/EPA interagency agreement

^b Per USACE/Owner project partnership agreement

^c Per alternative in USACE Dec 2014 Feasibility Report

^d 2005-2015 USACE costs for Feasibility Study, NEPA, etc.

^e May be further reduced via in-kind crediting, etc.



U.S. ARMY



Note: All costs are estimated and are subject to change **BUILDING STRONG[®]**